

CONSULTATION RESPONSE

(online submission by 25th April 2023)

Permitted development rights: supporting temporary recreational campsites, renewable energy and film-making consultation

<https://www.gov.uk/government/consultations/permitted-development-rights-supporting-temporary-recreational-campsites-renewable-energy-and-film-making-consultation/permitted-development-rights-supporting-temporary-recreational-campsites-renewable-energy-and-film-making-consultation>

CAMPSITES

1. Do you agree that a new permitted development right should be introduced that will allow the temporary use of land for recreational campsites and associated facilities?

Yes/No/Don't Know. Please give your reasons.

No – campsites should require a full planning application to avoid badly located sites, overprovision of sites, and ensure proper planning controls.

2. Do you agree that the permitted development right should only apply to the placing of tents?

Yes/No/Don't Know. Please give your reasons.

No – if the right is to be brought into force, it should also include a limit on the number of cars. It is agreed that if the right is to be brought into force it should not include caravans, motorhomes and campervans.

3. Do you agree that the permitted development right should allow up to a maximum of 30 tents to be erected on the land?

Yes/No/Don't Know. Please give your reasons. If you have responded no, please provide your alternative suggestion and justification.

No – if the right is to be brought into force, there should be a scale of up to 30 tents, with lesser numbers for smaller land to avoid overcrowding of tents.

4. Do you agree that the permitted development right should be limited to up to 60 days per calendar year?

Yes/No/Don't Know. Please give your reasons. If you have responded no, please provide your alternative suggestion and justification.

No – full planning permission should be required for campsites beyond the current 28 day limit.

5. Do you agree that the permitted development right should require the provision of temporary on-site facilities to provide waste disposal, showers and toilets?

Yes/No/Don't Know. Please give your reasons and provide details of any other facilities that should be required.

Yes – if the right is to be brought into force, temporary facilities should be provided. Each day these facilities are on site should count towards any limit, even if the site is not occupied.

6. Do you agree that the permitted development right should not apply on land which is in or forms part of sites of special scientific interest, Scheduled Monuments, safety hazard areas, military explosives storage areas and land within the curtilage of a listed building?

Yes/No/Don't Know. Please give your reasons.

Yes – and Conservation Areas should also be excluded.

7. Are there any other planning matters that should be considered?

Yes/No/Don't Know. Please specify.

Yes - Conservation Areas, signage, residential amenity, noise, parking, highway issues, risk to Special Protection Areas (e.g. Thames Basin Heaths Special Protection Area) from increased visitors (fires/BBQs/pets), potential temporary loss of recreational land, flood risk.

8. Do you agree that the permitted development right should require annual prior notification to the local authority of the matters set out above?

Yes/No/Don't Know. Please give your reasons.

Yes - if the right is to be brought into force, this should be required for enforcement purposes.

9. Do you think that, in areas of flood risk, the right should allow for prior approval with regard to flooding on the site?

Yes/No/Don't Know. Please give your reasons.

Yes – campsites should not be located in areas of flood risk due to the vulnerability of tents.

10. Do you think that any of the proposed changes in relation to a new permitted development right for temporary recreational campsites could impact on: a) businesses b) local planning authorities c) communities?

Yes/No/Don't know. Please give your reasons. It would be helpful if you could

specify whether your comments relate to a) business, b) local planning authorities, or c) communities, or a combination.

Yes –

- a) It may impact negatively on established campsite and hotel/B&B businesses, affecting their business plans and income streams.
- b) Local planning authorities would likely incur additional costs for monitoring and enforcing activities.
- c) Communities in popular areas, small villages etc. may be disproportionately affected by temporary campsites.

11. Do you think that proposed changes in relation to a new permitted development right for temporary recreational campsites could give rise to any impacts on people who share a protected characteristic? (Age; Disability; Gender Reassignment; Pregnancy and Maternity; Race; Religion or Belief; Sex; and Sexual Orientation).

Yes/No/ Don't know. If so, please give your reasons.

Yes - there have been news reports of campsites excluding people with protected characteristics.

SOLAR

12. Should the permitted development right for solar on domestic rooftops be amended so that they can be installed on flat roofs where the highest part of the equipment would be no higher than 0.6 metres above the highest part of the roof (excluding any chimney)?

Yes/No/Don't Know. Please give your reasons.

Yes.

13. Are there any circumstances where it would not be appropriate to permit solar on flat roofs of domestic premises?

Yes/No/Don't Know. Please give your reasons.

Yes – the limits and conditions should align with those for other forms of solar on domestic premises.

14. Do you agree that solar on a wall which fronts a highway should be permitted in conservation areas?

Yes/No/Don't know. Please give your reasons.

No. It is felt that this would for the most part be inappropriate and contrary to the aims of Conservation Areas, e.g. preserving and enhancing their historic appearance. Full planning applications may still be considered on a case by case basis.

15. Do you have any views on the other existing limitations which apply to this permitted development right which could be amended to further support the deployment of solar on domestic rooftops?

Yes/No/Don't Know. Please give your reasons.

No comment to make.

16. Do you agree that the existing limitation which prevents stand-alone solar being installed so that it is closer to the highway than the dwellinghouse in conservation areas, should be removed?

Yes/No/Don't know. Please give your reasons.

No. As per Q14, it is felt that this would for the most part be inappropriate and contrary to the aims of Conservation Areas, e.g. preserving and enhancing their historic appearance. Full planning applications may still be considered on a case by case basis.

17. Do you have any views on how the other existing limitations which apply to this permitted development right could be amended to further support the deployment of stand-alone domestic solar?

Yes/No/Don't know. Please give your reasons.

No comment to make.

18. Do you agree that the current threshold permitting the generation of up to 1MW of electricity on non-domestic buildings should be removed?

Yes/No/ Don't Know. Please give your reasons.

No comment to make.

19. Is the current prior approval for solar equipment on non-domestic rooftops (where equipment is over 50kW but no more than 1MW) effective?

Yes/No/ Don't Know. Please give your reasons.

No comment to make.

20. Are there any circumstances where it would not be appropriate to allow for the installation of non-domestic rooftop solar where there is no limit on the capacity of electricity generated?

Yes/No/Don't Know. Please give your reasons.

Yes – where the siting and/or scale would have an adverse impact on the countryside and character of an area, negatively impact residential amenity,, create glare issues for highway traffic, impact wildlife etc.

21. Do you agree that the existing limitations relating to the installation of solar on non-domestic buildings in article 2(3) land - which includes conservation areas, Areas of Outstanding Natural Beauty, the Broads, National Parks and World Heritage Sites – should be removed?

Yes/No/Don't know. Please give your reasons.

No - applications should be considered under full planning for these areas.

22. Do you have any views on how the other existing limitations which apply to the permitted development right could be amended to further support the deployment of solar on non-domestic rooftops?

Yes/No/Don't know. Please give your reasons.

No comment to make.

23. Do you agree that the existing limitation which prevents stand-alone solar being installed so that it is closer to the highway than the building in article 2(3) land - which includes conservation areas, Areas of Outstanding Natural Beauty, the Broads, National Parks and World Heritage Sites – should be removed?

Yes/No/Don't know. Please give your reasons.

No - applications should be considered under full planning for these areas.

24. Do you have any views on how the other existing limitations which apply to this permitted development right could be amended to further support the deployment of stand-alone non-domestic solar?

Yes/No/Don't know. Please give your reasons.

No comment to make.

25. Do you agree that permitted development rights should enable the installation of solar canopies in ground-level off-street car parks in non-domestic settings?

Yes/No/Don't Know. Please give your reasons.

Yes.

26. Do you agree that a permitted development right for solar canopies should not apply on land which is within 10 metres of the curtilage of a dwellinghouse?

Yes/No/Don't Know. Please give your reasons.

Yes.

27. Do you agree that a permitted development right for solar canopies should not apply on land which is in or forms part of a site designated as a scheduled monument or which is within the curtilage of a listed building?

Yes/No/Don't Know. Please give your reasons.

Yes.

28. Do you agree that the permitted development right would not apply to article 2(3) land - which includes conservation areas, Areas of Outstanding Natural Beauty, the Broads, National Parks and World Heritage Sites?

Yes/No/Don't Know. Please give your reasons.

Yes, and this should be extended to include Sites of Special Scientific Interest and other nature conservation designations.

29. Do you agree that solar canopies should be permitted up to 4 metres in height?

Yes/No/Don't Know. Please give your reasons.

Yes.

30. Do you think that the right should allow for prior approval with regard to design, siting, external appearance and impact of glare?

Yes/No/Don't Know. Please give your reasons.

Yes.

31. Are there any other limitations that should apply to a permitted development right for solar canopies to limit potential impacts?

Yes/No/Don't Know. Please give your reasons.

Yes. As per question 28, Sites of Special Scientific Interest and other nature conservation designations should be excepted.

32. Do you think that any of the proposed changes in relation to the permitted development rights for solar could impact on: a) businesses b) local planning authorities c) communities?

Yes/No/Don't know. Please give your reasons. It would be helpful if you could specify whether your comments relate to a) business, b) local planning authorities, or c) communities, or a combination and which right or rights they particularly relate to.

No comment to make.

33. Do you think that proposed changes in relation to the permitted development rights for solar could give rise to any impacts on people who share a protected

characteristic? (Age; Disability; Gender Reassignment; Pregnancy and Maternity; Race; Religion or Belief; Sex; and Sexual Orientation).

Yes/No/ Don't know. If so, please give your reasons and specify which rights any comment relates to.

No impacts have been identified.

ALLOWING LOCAL AUTHORITIES TO UNDERTAKE DEVELOPMENT

34. Do you agree that the permitted development right allowing for development by local authorities should be amended so that the development permitted can also be undertaken by a body acting on behalf of the local authority? Yes/No/Don't Know. Please give your reasons.

Yes.

35. Do you think that any of the proposed changes in relation to the permitted development right could impact on: a) businesses b) local planning authorities c) communities?

Yes/No/Don't know. Please give your reasons. It would be helpful if you could specify whether your comments relate to a) business, b) local planning authorities, or c) communities, or a combination.

No impacts have been identified.

36. Do you think that proposed changes in relation to the permitted development right could give rise to any impacts on people who share a protected characteristic? (Age; Disability; Gender Reassignment; Pregnancy and Maternity; Race; Religion or Belief; Sex; and Sexual Orientation)? Yes/No/ Don't know. If so, please give your reasons.

No impacts have been identified.

FILM-MAKING

37. Do you agree that the maximum period of time land or a building can be used for the purpose of commercial film making should be increased to 12 months in any 27 month period?

Yes/No/Don't Know. Please give your reasons.

No. The potential impacts of film making activities taking place on unsuitable sites are too great to consider relaxing the current time limit.

Examples of unsuitable sites would include: Special Protection Areas (SPA) and their vicinity, residential areas, areas with animals/livestock, sites with poor/unsafe highway access, rural character areas, sites with insufficient parking and flood prone sites.

Potential significant issues would include: industrial level noise, special effects noise (gunfire, explosions, sirens, fireworks etc.), megaphones, machinery, external lighting (including high level moveable lighting), fire hazards, pollutants/chemicals (smoke, fire, laser beams, pyrotechnics, artificial wind, rain and snow), waste, traffic disturbance, large vehicles (possibly crossing SPA and common land), increased human presence, overcrowded sites, and general activity.

The possibility of late shoots, night shoots and long hours up to 7 days a week would exacerbate many of these issues.

38. Do you agree that the maximum area of land or land on which the building is situated being used for the purposes of film making should be increased to 3 hectares?

Yes/No/Don't Know. Please give your reasons.

No, the potential impacts of film making activities taking place on unsuitable sites are too great to consider relaxing the current area limit. See response to Q37 for examples of unsuitable sites and potential issues.

39. Do you agree that the maximum height of any temporary structure, works, plant or machinery allowed for under the right should be increased to 20 metres?

Yes/No/Don't Know. Please give your reasons.

No, as per Q37 the potential impacts of film making activities taking place on unsuitable sites are too great to consider relaxing the current height limit. See response to Q37 for examples of unsuitable sites and potential issues.

40. Do you think that any of the proposed changes in relation to the permitted development right could impact on: a) businesses b) local planning authorities c) communities?

Yes/No/Don't know. Please give your reasons. It would be helpful if you could specify whether your comments relate to a) business, b) local planning authorities, or c) communities, or a combination.

Yes.

- a) The scale and intensity of filming sites would likely cause operational and disturbance issues for nearby businesses, especially rural businesses. Neighbouring businesses with curfews, operating hours and other restrictions applied for good reasons may feel it is

inappropriate for the film industry to not be subject to the same restrictions.

- b) High risk of local planning authorities incurring additional costs for monitoring and enforcing activities.
- c) Communities in close proximity to filming sites would potentially be negatively impacted by a wide range of issues as raised in Q37, Q38 and Q39.

41. Do you think that proposed changes in relation to the permitted development right could give rise to any impacts on people who share a protected characteristic? (Age; Disability; Gender Reassignment; Pregnancy and Maternity; Race; Religion or Belief; Sex; and Sexual Orientation)?
Yes/No/ Don't know. If so, please give your reasons.

Yes – it is recognised that the film industry is itself seeking to address issues relating to diversity and stereotyping.